

### LOCATION

Physical address:  
110 Milliken Dr  
Belton, SC 29627

Coordinates:  
34°30'45.71" N,  
82°28'33.07" W

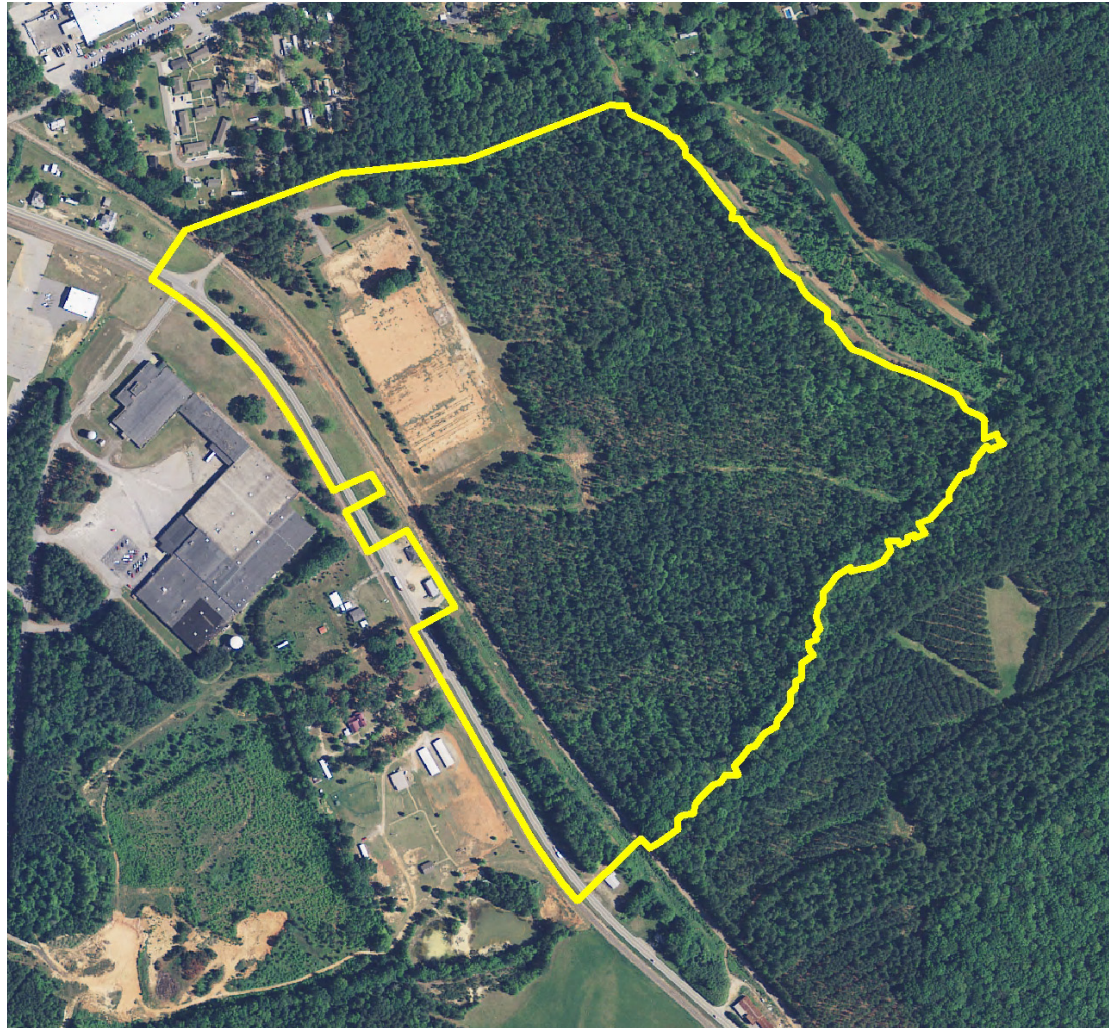
### PROPERTY INFO

Size: 94.4 acres

Maximum size available  
for purchase:  
94.4 acres

Minimum size available  
for purchase:  
25 acres

Current land use:  
Forestry



**110 MILLIKEN DRIVE**  
BELTON, SOUTH CAROLINA • ANDERSON COUNTY

94-acre site with ability to serve an industrial user  
within a scenic, wooded landscape.

Site served by Greenville + Western Rail providing direct access to CSX mainline.

Landscape that could easily be transformed into multiple building pads.

Pacolet Milliken Enterprises, Inc.  
105 Corporate Drive, Suite A  
Spartanburg, SC 29303  
Phone: 864.503.1331  
Fax: 864.503.1159  
pacoletmilliken.com

110 MILLIKEN DRIVE  
BELTON, SOUTH CAROLINA · ANDERSON COUNTY

### FEATURES

- Picturesque property with fields, natural hardwoods and pine plantation.

### UTILITIES

#### Electric

Duke Energy is the service provider  
100kV line is available on site

#### Natural Gas

Provided by Piedmont Natural Gas (PNG)  
4" line at 60 psi is available on site

#### Water Service

City of Belton is the service provider  
8" and 10" water lines are nearby

#### Waste Water Service

City of Belton is the service provider  
Main gravity line is on site

#### Telecommunications

Provided by AT&T  
Fiber optic cable is along Hwy 76

### ACCESSIBILITY

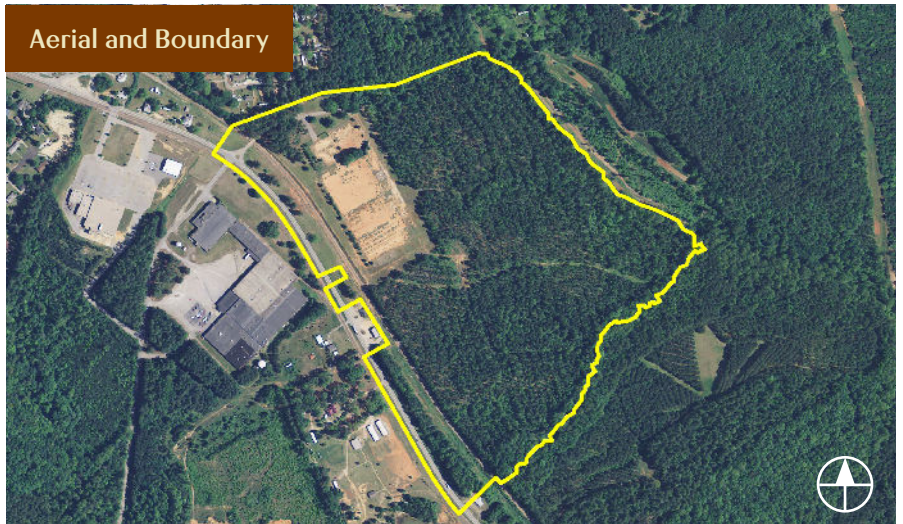
I-85 (closest interstate): 16 miles

Port of Charleston: 171 miles

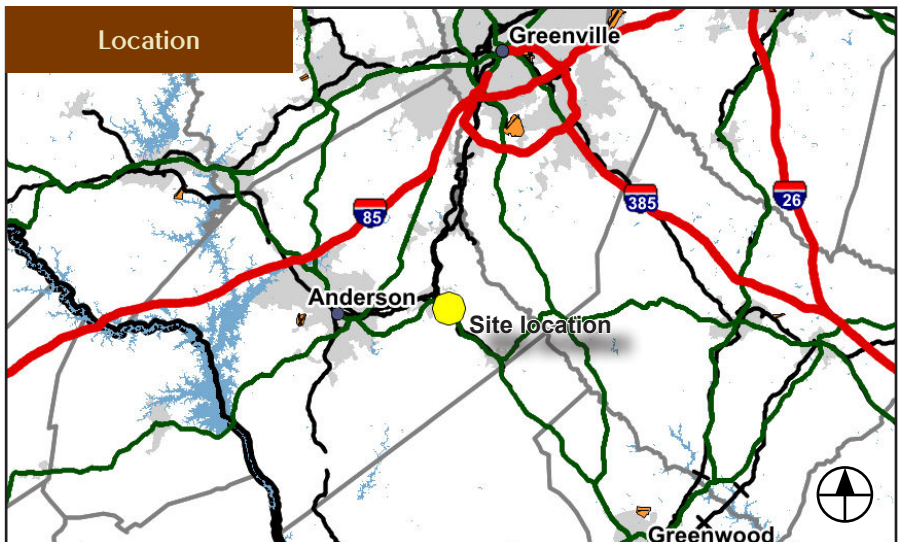
Rail: Access to Greenville & Western Railway (shortline with direct access to CSX)

Greenville-Spartanburg International Airport (GSP): 39miles

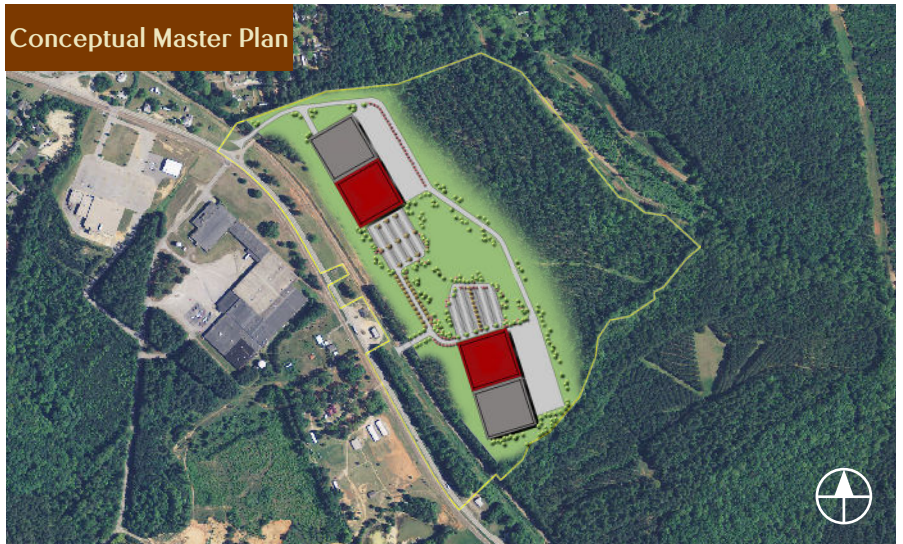
### Aerial and Boundary



### Location



### Conceptual Master Plan



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*Pacolet Milliken Enterprises, Inc. is a private, family owned investment company with a history that dates back, through Milliken & Company, to the 1860's. PME operates with an absolute commitment to carefully steward the earth's resources, to better the communities in which it operates, and to respect its partners, directors, shareholders and management. We honor the values that guide the families ownership and take pride in conducting business in a way that reflects them.*